



**CHEATHAM COUNTY PLANNING COMMISSION
MINUTES FOR JUNE 7, 2012**

Meeting was called to order at 6:00 p.m. by Chairman Mark Jarrell.

Chairman Jarrell called for the roll to be taken and called the roll.

Members Present: Bobby Hackett, Chester Hannah, John F. Werne III, James Atkins, Mark Jarrell, Tom Cullen, Tonnie Trotter and Perry Keenan

Members Absent: Roger Hamiter

Chairman Jarrell declared a quorum present.

Others Present: Cheatham County Attorney Alan Johnson, Cheatham County Building Department Director Chris Atkins, Cheatham County Planner Brett Smith, Kerry McCarver, David Ferlisi, Mike Kreger, Walissa Harper, Edward Wansing and Monte Turner.

Approval of Minutes and Agenda:

*Mr. Cullen recommended a correction to the minutes for the May 3, 2012 Planning Commission meeting as presented. On page 3 under the Public Forum portion of the meeting in the second sentence of the last paragraph under Public Forum, in parentheses "(attached here as well)" should be changed to "(said letter was handed out to the members prior to the start of this meeting)". Mr. Cullen and Building Director Atkins agreed. ****Motion**** made by Mr. Keenan to approve the Minutes for the May 3, 2012 Planning Commission meeting as presented and circulated, except to incorporate Mr. Cullen's change as stated; second by Ms. Trotter. Voice Vote Taken. All members present voted yes. Voting Yes – Bobby Hackett, Chester Hannah, John F. Werne III, James Atkins, Mark Jarrell, Tom Cullen, Tonnie Trotter and Perry Keenan; Voting No – None; Absent – Roger Hamiter. Motion Passed; May 3, 2012 Planning Commission Meeting Minutes Approved as Corrected.

*Chairman Jarrell stated that the agenda for this meeting has been presented and circulated and asked if there were any changes. Having heard none, Chairman Jarrell asked if there was a motion to approve the agenda for this meeting. ****Motion**** made by Mr. Keenan to approve the Agenda for Tonight's Meeting as Presented and Circulated; second by Mr. Cullen. Voice Vote Taken. All members present voted yes. Voting Yes – Bobby Hackett, Chester Hannah, John F. Werne III, James Atkins, Mark Jarrell, Tom Cullen, Tonnie Trotter and Perry Keenan; Voting No – None; Absent – Roger Hamiter. Motion Passed; Agenda for Tonight's Meeting Approved as Presented and Circulated.

Public Forum:

Chairman Jarrell opened up the floor to Public Forum at 6:05 pm. Chairman Jarrell asked anyone who spoke to state their name and where they are from. Mr. Ed Wansing introduced himself. He stated he was speaking concerning his compost operation in the 4th district. He stated that they have done a number of things to address the complaints. He stated that he has spoken with the 4th District County Commissioners and he said that they told him that the majority of the calls they are getting are in favor of his business. He stated that Chairman Jarrell visited the site and Mayor McCullough visited the site today and he said there was no smell and in much better shape than before. Mr. Wansing wished the other Planning Commission members would visit the site as well. Mr. Wansing said he gave a petition he had to Building Director Atkins. Mr. Wansing stated that he will be on the Planning Commission agenda for next month. Chairman Jarrell asked, in respect of the other citizens and agenda items, we discuss Mr. Wansing's issue after the agenda items were addressed. All members agreed. Chairman Jarrell closed the Public Forum.

Agenda Items To Be Heard:

1. Mr. David Ferlisi, Ferlisi Civil Design, representing Mr. Wallace Harris, requesting a Final Plat approval to construct a Dollar General Store. Property is located at 1020 Doris Winters Rd., Chapmansboro, TN; Map 3, Parcel 20 and is zoned C-1. Property is in the 3rd voting district and is not in a flood area.
2. Mr. David Ferlisi, Ferlisi Civil Design, representing Mr. Wallace Harris, requesting a Site Plan Review for proposed Dollar General Store. Property is located at 1020 Doris Winters Rd., Chapmansboro, TN; Map 3, Parcel 20 and is zoned C-1. Property is in the 3rd voting district and is not in a flood area.

Note: This will serve as public notice to all adjoining property owners of the above requests:

Item (1) – Wallace & Dainty Harris, Jeff Mayo, Marty Hogan, Robert & Myra Head, James Head, Evelyn Evans, Susanne Buttrey, Connie Mayo, Mary Beth McCraw, Ronnie Brady, Karen Patton, Billy & Phillis Crawford, Fireside Properties, LLC, Timothy Chester, Joseph Maxey, Hollingsworth Family, Mary Beth Hudspeth, Lisa Watson, Richard & Cherri Brady, Roberta Doty, Harold & Janet Mayo, Mark Powell, Harold Harris, Highland Chapel Baptist

Item (2) – Same as Item (1)

ITEM #1: Chairman Jarrell read the item into the record. Cheatham County Planner Brett Smith presented his review comments as per the review sheet he handed out prior to the meeting. Mr. Smith stated that all of the comments had been addressed satisfactorily. ****Motion**** Motion made by Mr. Werne to approve the final plat as presented and circulated; Second by Mr. Atkins; Roll Call vote taken; Voting Yes – Bobby Hackett, Chester Hannah, John F. Werne III, James Atkins, Mark Jarrell, Tom Cullen, Tonnie Trotter and Perry Keenan; Voting No – None; Absent – Roger Hamiter; **Motion Passed; Final Plat Approved as Presented and Circulated.**

ITEM #2: Chairman Jarrell read the item into the record. Mr. Brett Smith presented his planning comments and stated that this plan exceeds the county's current regulations. Mr. Werne stated that its exterior lighting should be in conformance with the County's lighting regulations. Ms. Trotter stated she met with three neighbors across the road from the site. She said they were fine with it as long as the development remained on that side of the road. Mr. Cullen asked about fire hydrants. Mr. Ferlisi said that a fire hydrant has been proposed per the revised plan and the existing water main is an 8" waterline. Mr. Smith recommended granting a landscaping waiver due to the conflict with their proposed septic fields. ****Motion**** Motion made by Mr. Hannah to grant a waiver to the strict adherence of the landscaping & buffer strip requirements of Section 3.110 of the Cheatham County Zoning Resolution in accordance with Section 3.110 (C) (3) (b & e); Second by Mr. Keenan; Roll Call Vote Taken; Voting Yes – Bobby Hackett, Chester Hannah, John F. Werne III, James Atkins, Mark Jarrell, Tom Cullen, Tonnie Trotter and Perry Keenan; Voting No – None; Absent – Roger Hamiter; **Motion Passed; Landscape Requirements Waived**

****Motion**** Motion made by Mr. Atkins to approve the Site Plan as presented and circulated with all review comments addressed and requiring that it meet all Cheatham County lighting and sign regulations and considering the approved landscaping waiver passed previously; Second by Mr. Keenan; Roll Call Vote Taken; Voting Yes – Bobby Hackett, Chester Hannah, John F. Werne III, James Atkins, Mark Jarrell, Tom Cullen, Tonnie Trotter and Perry Keenan; Voting No – None; Absent – Roger Hamiter; **Motion Passed; Site Plan Approved as Stipulated**

Other Business:

Mr. Wansing answered questions from the Planning Commission members as a continuation of the Public Forum portion of the meeting. Chairman Jarrell talked about the Planning Commission members visiting the site in preparation of reconsideration of the Site Plan at the July meeting. Mr. Wansing explained how he has covered the compost piles and realigned them to shed off stormwater. Mr. Wansing explained that he used lime at first to control the smell, but that killed the odor-arresting bacteria and led to smells later. Mr. Hackett commented that since May 4th, when he visited the site for the first time, and later on in May, the smell has gotten progressively much better. Mr. Keenan asked what type of enzyme he was using. Mr. Wansing said Quiksoil, a liquid additive. Mr. Keenan asked how County Mayor McCullough felt. Building Director Atkins said he is very satisfied with the progress. Mr. Wansing stated he is in the process of getting a petition together from those in support of his business to turn into the Building Department. Mr. Keenan asked Building Director Atkins what the next step was. He responded that Mr. Wansing must come before the Planning Commission at the July meeting and show cause as to why he should not have his site plan approval revoked. Mr. Wansing explained his TDEC inspections he has received thus far. He stated that he had a couple of violations early on concerning pooling stormwater, smell and heat given off, but his operation has much improved since his first inspections and has no violations. Mr. Wansing explained that he uses processed compost as a cover for the rows in a state of processing as a carbon filter. Chairman Jarrell discussed making accommodations for

an on-site inspection by the Planning Commission members some time this month. Ms. Trotter asked if he had ever been in this business before. Mr. Wansing responded no and he has learned a great deal. It was decided to have an on-site inspection by the Planning Commission members on Monday, June 18, 2012 at 2:00 pm. Mr. Cullen asked Building Director Atkins to send out a reminder. Chairman Jarrell stated those members who could not attend, for whatever reason, would need to schedule a time to do such on their own.

Having no further business, ****motion**** motion was made to adjourn the meeting by Mr. Keenan; Second by Ms. Trotter. Voice vote carried unanimously by all present.

**JAMES ATKINS – SECRETARY
CHEATHAM COUNTY PLANNING COMMISSION**